



49 High Street, Hythe, Kent CT21 5AD



**57 BLENHEIM ROAD,
LITTLESTONE**

£385,000 Freehold

In a much sought after, peaceful location, moments from the beach, this substantial detached bungalow offers spacious accommodation comprising a generous sitting room, well equipped kitchen/dining room, three bedrooms and a shower room. There is a secluded garden to the rear, ample parking and a garage. EPC C.



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**57 Blenheim Road
Littlestone, New Romney TN28 8PP**

**Entrance Hall, Sitting Room, Kitchen/Dining Room,
Three Bedrooms, Shower Room,
Gardens to Front and Rear, Garage, Parking**

DESCRIPTION

In a much sought after location, this detached bungalow occupies a generous plot and enjoys light and airy, attractively presented accommodation which is of particularly comfortable proportions. This includes a welcoming entrance hall leading to the generous sitting room and well equipped kitchen dining room which both overlook the rear garden. There are three very comfortable bedrooms and a shower room.

To the front of the bungalow is a low maintenance garden and ample parking before the detached garage. To the rear of the bungalow the secluded and manageable garden incorporates a decked terrace and expanse of lawn.

SITUATION

This detached bungalow is situated in a most sought after residential location, close to the unspoilt seafront with its long stretches of shingle beach and beautiful views around the bay. Littlestone Championship and Warren Golf Courses are both nearby.

Nearby New Romney (approximately 1.2 miles distant) offers a comprehensive range of amenities including a busy High Street with a diverse range of shops and restaurants and public houses, a Sainsbury supermarket, primary school and The Marsh Academy incorporating the Marsh Leisure Centre.

Hythe (approximately 10 miles distant) and Ashford (approximately 14 miles distant) each offer a wider choice of amenities including Ashford International Passenger Station from where fast and frequent services to the continent can be joined as can the high speed link to London, St Pancras with journey times of approximately 40 minutes.

The accommodation comprises:

ENTRANCE HALL

Entered via a double glazed door with obscure double glazed window to side, access to loft space, generous built-in cupboard concealed by sliding doors, access to storage cupboard, wood effect flooring, coved ceiling, radiator.

SITTING ROOM

Double glazed window overlooking the rear garden, double glaze high-level window to side, coved ceiling, skirting radiator.

KITCHEN/DINING ROOM

Well fitted with a range of base cupboards and drawer units, worksurface inset with stainless steel sink and drainer unit with mixer tap, four burner gas hob with extractor hood above, coordinating wall cupboards, integrated double oven, tiled splashback, wall mounted Worcester gas boiler, space for freestanding fridge freezer, double glazed window overlooking the rear garden, double glazed window to side, double glazed door giving access to the side of the property, coved ceiling, wood effect flooring, radiator.



BEDROOM 1

Fitted wardrobe cupboards, double glazed window to side, coved ceiling, radiator.

BEDROOM 2

Double glazed window to front, coved ceiling, radiator.

BEDROOM 3

Double glazed window to side, coved ceiling, radiator.

SHOWER ROOM

Twin size shower enclosure with electric shower, close coupled WC, wash basin with vanity drawers below, obscure double glazed window to side, tiled walls, coved ceiling, heated ladder rack towel rail.

OUTSIDE

Front garden

The property is approached via a driveway which provides parking for two vehicles and access to the garage. To the side of the driveway the garden is mainly topped in stone for ease of maintenance and planted with a variety of shrubs including roses and camelia. A timber gate gives access to the rear garden:-

Rear garden

The garden to the rear is well enclosed by close boarded timber panelled fencing, mainly laid to lawn with a raised decked terrace, the ideal environment to relax and dine alfresco.

GARAGE

Electric door to front, power and light, fitted workbench.

EPC Rating Band C

COUNCIL TAX

Band D approx. £2369.79 (2024/25)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



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Blenheim Road, Littlestone, TN28

Approximate Gross Internal Area = 82.2 sq m / 885 sq ft

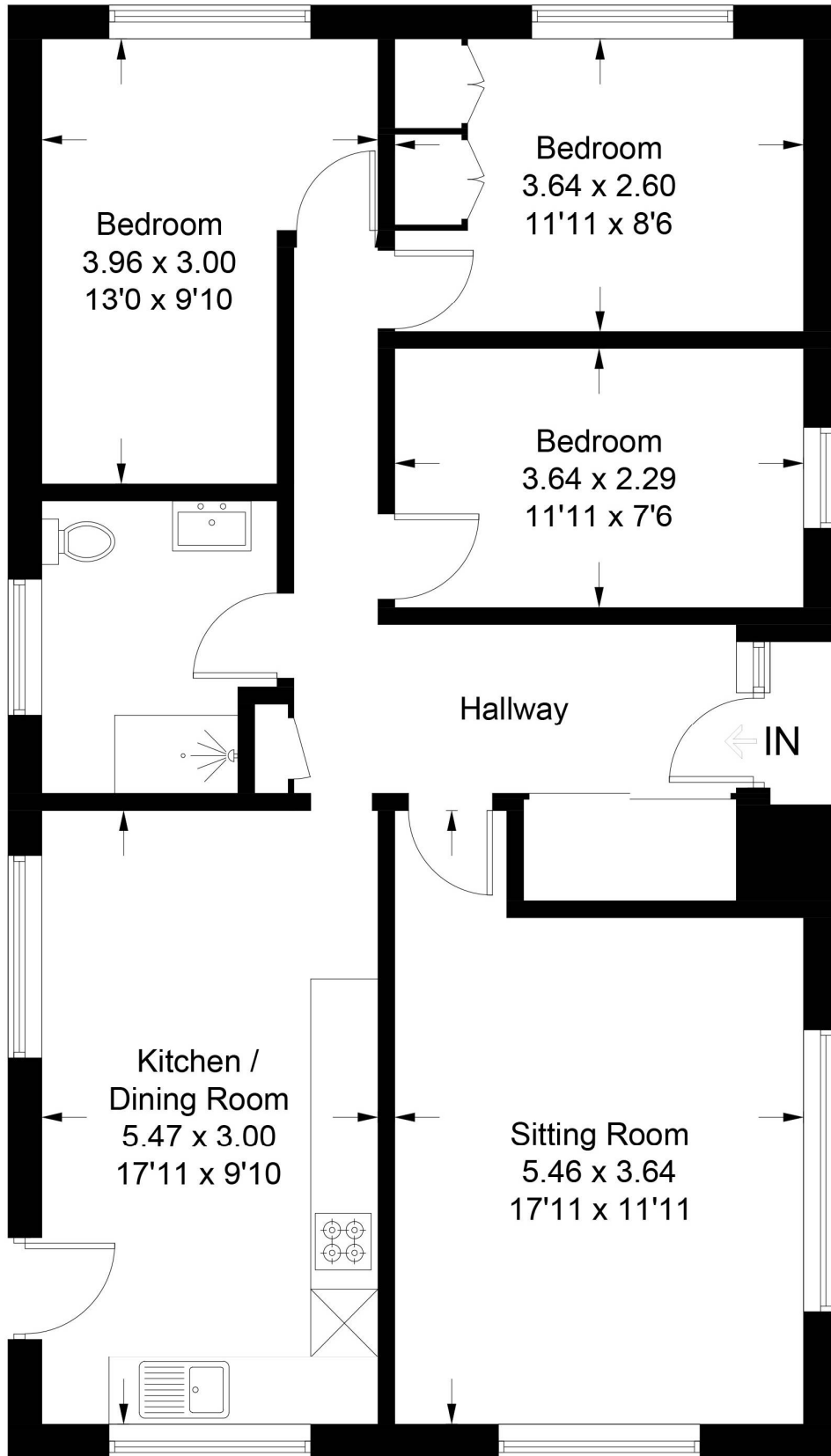


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